



Housing Authority of the City of Alameda

701 Atlantic Avenue, Alameda, CA 94501 ~ Phone: (510) 747-4300 ~ Fax: (510) 522-7848 ~ TDD: (510) 522-8467 ~ Web: www.alamedahsg.org

NARRATIVE INFORMATION SHEET

1. Applicant Identification

Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501

2. Funding Requested

Type: Community-wide
Request: \$300,000
Contamination: Hazardous Substances

3. Location

Various sites located in the City of Alameda, County of Alameda, State of California

4. Property Information for Site-Specific Proposals

N/A

5. Contacts

a. Project Director is:

Kathleen Mertz
Director of Housing and Community Development
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
510-747-4343
kmertz@alamedahsg.org

b. Chief Executive is:

Vanessa M. Cooper
Executive Director
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
510-747-4320
vcooper@alamedahsg.org

6. Population

Population as of April 1, 2010 report in the Census was 73,812
Population as of July 1 2017 estimated by the Census was 79,177



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7. Other Factors Checklist

Other Factors		Page #
	Community population is 10,000 or less.	
	The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	The priority brownfield site(s) is impacted by mine-scarred land.	
	The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
X	The priority site(s) is in a federally designated flood plain.	
X	The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
X	30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from the State or Tribal Environmental Authority

See attached.

1. PROJECT AREA DESCRIPTIONS AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

The City of Alameda is a community located within the larger environmental, social and economic context of the San Francisco Bay Area. In 2017, City of Alameda accounted for 79,177 of the 1,663,190 total population of Alameda County or 7,756,158 in the Bay Area. Geographically, Alameda is in the center of the Bay Area.

The City of Alameda consists of Alameda Island and Bay Farm Island. Alameda is bordered by Oakland Inner Harbor to the north, San Francisco Bay to the south and west, and San Leandro Bay and Oakland International Airport to the east. The community includes approximately 10.5 square miles of land. Due to its elevation and low lying areas, portions of Alameda are susceptible to flooding during storm surges and rising tides. Much of the western portion of the island was created by depositing fill dredged from the bay.

Development of the City of Alameda was largely been shaped by industries that relied upon fill to develop and grow. The U.S. Navy and industrial shipping/maritime businesses dominated Alameda's economy for much of the 20th century. The largest physical marker of these impacts is the Naval Air Station (NAS) Alameda, operating on the western third of the island between 1940 and 1997. Plans for reuse and redevelopment of the 1,800 acres of NAS Alameda have been developed, updated, and will continue to change throughout NAS Alameda's full redevelopment.

Increased development at NAS Alameda coincides with a housing crisis in Alameda and throughout the Bay Area. The resulting pressures on the housing market throughout the City have created additional demand for affordable housing options throughout the island. As demands for affordable housing increase, the Housing Authority has looked within its own portfolio to determine sites where additional affordable housing may be provided to serve the community.

ii. Description of the Priority Brownfield Site(s)

The Housing Authority has a pipeline of redevelopment projects throughout the City of Alameda for which this Brownfields Assessment grant will be key to seeing through completion. These projects are based upon a recently completed portfolio-wide physical needs assessment and include but are not limited to:

Rosefield Village, 727 Buena Vista Ave. Alameda, CA 94501

Rosefield Village is 53 unit Housing Authority property slated for immediate redevelopment. The resulting new project will house a total of 91 units of affordable housing. This property is at the site of a former industrial peanut butter factory, the first Skippy Peanut Butter factory in existence. Initial assessment of the site indicates low levels of contamination, but the Housing Authority has enough experience with development in the community to plan for unexpected contamination and environmental hazards.

Parrot Village & Gardens, 1850 Wood St. Alameda, CA 94501

Parrot Village & Gardens is a 58 unit, 5.15 acre site developed in 1980. This site is located along the former northern edge of Alameda, directly adjacent to the Alameda Marsh which was filled in with dredging and fill from the San Francisco Bay. The site's full history of uses prior to serving as a residential site are not known. Work to evaluate environmental conditions at the site has not begun, but based on its location the Housing Authority anticipates contaminated fill as well as remnants of previous industrial marine uses may be present here. Parrot Village & Gardens lies within the FEMA 0.2% Annual Chance Flood Hazard flood plain.

North Housing, address TBD – located at the former NAS Alameda

This 12 acre site is a Homeless Accommodation Parcel, transferred to the Housing Authority as-is from the U.S. Navy. The Navy has previously removed hazardous waste that was temporarily being stored on-site as well as remediated the top 2 feet of soil contaminants in areas that do not have improvements over top of the soil. The infrastructure at this site has not been used for a decade and extensive studies will need to be undertaken to evaluate the condition of utility infrastructure, potential contaminants, and to develop new infrastructure plans. Portions of the North Housing site lie within the FEMA 0.2% Annual Chance Flood Hazard flood plain.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

Given the housing crisis throughout the Bay Area, the Housing Authority is working quickly to develop additional units of affordable housing. With the high cost of land in the City, the Housing Authority seeks opportunities to increase affordable housing on existing Housing Authority sites.

As recent projects throughout the City have moved forward, many have dealt with environmental conditions and related issues of suitability for development that are anticipated at the above mentioned Housing Authority sites. Issues of dirty fill, fill prone to liquefaction, and contamination from naval uses are just some of the challenges that make redevelopment in Alameda a more challenging and costly undertaking than in other communities. The three previously mentioned sites have not seen development activity in three decades, a time during which clean-up and mitigation standards have become more regulated for residential development. Below are some of the known conditions at these sites that will impact their revitalization:

Rosefield Village – This site is located adjacent to the City's Webster Street commercial corridor, one of the City's two largest commercial and transit corridors. This area is a City priority for development to increase transit-oriented employment and housing options. Increasing the number of units at this site from 53 to 91 will meet that community goal as well as provide additional affordable housing in an extremely high cost housing market.

Parrot Village & Gardens – A December 2017 Physical Needs Assessment shows over \$36,000/unit in short-term needs, with additional long-term needs. Approaching 40 years old and with a density of fewer than 10 units/acre this property can be renovated and additional units added to the site.

North Housing – This site is located at the former NAS Alameda. The site will be conveyed to the Housing Authority as-is, with AHA responsible for all remediation necessary for redevelopment. The Housing Authority plans to develop up to 489 housing units, including 90 units of permanent supportive housing. This redevelopment of the site is in line with the NAS Alameda Community Reuse Plan, first adopted in 1996 and amended in 2006. It establishes a vision and goals for the reuse of the base which include a, “coordinated, environmentally sound plan of conversion and mixed-use development.” The Housing Authority has begun undertaking this work by hosting a series of community meetings to receive input on site redevelopment.

ii. Outcomes and Benefits of Redevelopment Strategy

All Housing Authority sites will be redeveloped in furtherance of the Housing Authority’s mission of increasing the amount of affordable housing throughout Alameda. This housing will be permanently affordable and managed by the Housing Authority for future generations of Alamedans. As both a developer of affordable housing and a community-based organization, the Housing Authority has a vested interest in creating high-quality developments throughout Alameda.

As affordable housing, any site developed throughout the City is likely to rely on Low Income Housing Tax Credits to fund its development. This source requires energy efficiency and sustainability measures above and beyond standard California building codes. Meeting these efficiency standards can be done in a variety of ways, but the last two Housing Authority development projects both contain solar panels, energy efficient appliances, Bay friendly landscaping, and numerous other resource efficiency measures.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

The Housing Authority is a developer, owner, and operator of affordable housing and is in good standing with all private funding sources and government funding programs that are utilized across its portfolio of buildings. Because of this the Housing Authority is well positioned to apply for funding from a variety of federal, state, and local sources that fund affordable housing development. The Brownfields Assessment funding will allow the Housing Authority to begin or continue environmental study of upcoming development projects. This study and accompanying environmental reports will serve to more fully inform total project development costs. Most funding sources that directly fund the development of affordable housing require an environmental analysis, including a Phase I Environmental Site Assessment. The Brownfields Assessment grant will help to make individual projects more competitive and more quickly bring additional affordable housing to Alameda.

ii. Use of Existing Infrastructure

The Brownfields Assessment grant will be critical to evaluating of the condition of existing infrastructure at all Housing Authority redevelopment sites. At places like NAS Alameda, infrastructure is known to have been constructed hastily to aid in military efforts and is unlikely that any will be reused in a redevelopment. This grant will be critical to understanding the ability to re-use existing infrastructure as well as costs to rehabilitate existing or install new infrastructure. Any

necessary additional infrastructure will be paid for by individual redevelopment projects. The Housing Authority has previously utilized CDBG funds for horizontal infrastructure needs, and will fully evaluate all potential funding sources available at the time.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

Completion of environmental assessment is a necessary prerequisite to proceeding with clean-up activity or determining suitability for redevelopment. In the highly competitive affordable housing funding market, the closer a project is to beginning construction, the more competitive it is to receive funding. This includes having completed all necessary environmental assessments as well as City entitlements. This grant will provide the capital to assess the sites for any needed clean-up.

Alameda has a housing shortage for low-income renters. This funding is an important step towards redeveloping multiple sites so they are suitable to construct affordable multifamily housing. Serving this community with safe and affordable housing is AHA's mission which this assessment grant will help to achieve.

ii. Threats to Sensitive Population

This grant will reduce threats for sensitive populations by facilitating the production of affordable housing on sites to be cleaned of hazardous substances. Having safe and sanitary housing removes a multitude of related health threats, and provide stability for low-income families

Renters in Alameda County need to earn nearly four times minimum wage to afford the median asking rent. As rents continue to escalate, more residents are severely rent burdened, paying more than 50% of their income on rent. Severe rent burden puts individuals and families in the untenable position of choosing between quality shelter and health care, education or food. Severe rent burden disproportionately impacts low income families, which the Housing Authority serves at all of its properties.

With the regional housing crisis, the City of Alameda has also seen increasing numbers of homeless residents, with the most recent Point in Time Count indicating 204 individuals are homeless in the City. Affordable housing helps to prevent homelessness for those who may not be able to afford housing in the private market and in particular, the 90 units of permanent supportive housing at the North Housing site will help to reduce the community's existing homeless population.

b. Community Engagement

i. Community Involvement

The Housing Authority is a community-based organization that undertakes development solely in the City of Alameda. AHA is also a community-based organization which participates in local housing policy development and goal-setting. As a public agency all activities undertaken and decisions made

regarding development activity are a part of the public record and project updates are provided in monthly reports to the Board of Commissioners which are published on AHA's website. Key decisions will go before the Board of Commissioners during a properly noticed public meeting.

Partner name	Point of contact	Specific role in the project
AHA Board of Commissioners	Board Chair, Kenji Tamaoki, boardchair@alamedahsg.org	The AHA Board of Commissioners approves any project that the Housing Authority undertakes, including approval of funding applications and setting development priorities.
City of Alameda Planning Staff	Planning Director, Andrew Thomas, athomas@alamedaca.gov , (510) 747-6881	The Planning Director is the City's lead staff person in guiding development projects through the application process for ultimate approval for permits. The Director enforces goals of the City's General Plan, Housing Element, applicable area specific plans, and the associated community intent.
General public	Contact via: public noticing, AHA newsletter	All development projects go before the City Planning Board for review at a public hearing. These will be publicly noticed ahead of time and public comment taken during the hearing.
Neighborhood groups or HOAs	TBD	In each area of the community that the Housing Authority develops we engage with the local resident organizations to receive input and communicate about project plans.

ii. Incorporating Community Input

Community input is key to each development project the Housing Authority undertakes. As a public agency AHA is well versed in holding open community meetings and utilizing community input to develop high quality projects.

During community meetings prior to development of the recently completed Everett Commons development Housing Authority received much input regarding the design of the buildings from neighbors and community members. Where possible and financially feasible, much of this input was incorporated into the building design and resulted in a high quality development that fits with the context of the neighborhood and will serve the community for decades to come. During the North Housing site community meeting process residents have similarly shown preferences for site layout and overall building style which has been incorporated into preliminary site plans.

Given the recent spotlight on environmental clean-up at former military properties, AHA will take extra steps to ensure the environmental assessment and clean-up work of any development is both thorough and transparently communicated to the larger Alameda Community. The Housing Authority

Community-wide Brownfields Assessment Grant

Housing Authority of the City of Alameda

has a history of listening to the community, addressing concerns, and incorporating feedback to improve community acceptance. AHA is committed to doing so with this Brownfields Assessment Grant and all future projects.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

Task 1:	Community Outreach & Engagement
Lead:	AHA
Description:	The Housing Authority will lead the community engagement process for redevelopment at all brownfields sites. The length of this process will be determined based upon community interest and feedback regarding the projects and programs but will involve at least one neighborhood focused community meeting for each involved site. Work tasks in this area will include: determining priority sites, noticing the meeting, preparation of site history documents, engagement of local officials, and site visits. AHA has estimated a total of 150 hours of staff work at a rate of \$60/hour for this task. AHA also anticipates a qualified environmental professional (QEP), will be involved in this engagement process, and has budgeted \$10,000 of their time to project onboarding, preparation of materials, meeting attendance, and debrief for next steps.

Task 2:	Phase I & II Assessments
Lead:	AHA
Description:	After selection of specific sites, the QEP will conduct Phase I Environmental Site Assessments for those sites. Given the conditions of many of the sites in the community, AHA anticipates that the Phase I may discover environmental conditions which require additional investigation. AHA has budgeted for two Phase I Environmental Site Assessments at a cost of \$3,500 each and two Phase II Investigations at a cost of \$30,000 each. The Housing Authority anticipates staff time of 30 hours per assessment activity for each of the four budgeted activities at a cost of \$60/hour. This time will be spent reviewing consultant reports, providing communication to regulatory agencies, and disseminating resultant information to community members.

Task 3:	Completion of a market study
Lead:	AHA
Description:	AHA will hire a market study consultant to provide assessment of real estate trends and market demands relative to redevelopment of Housing Authority sites. This study is required for successful application for funding for affordable housing. Based on market study costs at recent AHA development sites, AHA is budgeting for three market studies at a cost of \$15,000 each. The Housing Authority anticipates direct staff time spent choosing a market study consultant through a Request for Qualifications, familiarizing that consultant with the

Community-wide Brownfields Assessment Grant
Housing Authority of the City of Alameda

	project site(s), and reviewing the market study produced to total 40 hours per market study at a rate of \$60/hour.
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Task 4:	Completion of Soil Management Plan
Lead:	AHA
Description:	A Soil and Groundwater Management Plan is required for sites over 2 acres in Alameda. The Housing Authority has budgeted \$12,500 for each property. These documents also require AHA staff time to inform the QEP, provide background documents, and monitor submission to regulatory agencies. AHA estimates 40 hours of staff time at \$60/hour for each of these SMPs.

Task 5:	Purchase pollution insurance
Lead:	AHA
Description:	At the North Housing site, the Housing Authority is required to bind a pollution insurance policy required by Navy as a condition of transferring title to AHA. Estimates AHA has received put the cost of that insurance at approximately \$100,000. If these funds are not fully expended at one site, AHA will utilize them at multiple sites. The Housing Authority estimates 40 hours of staff time at \$60/hour will be spent on this task. Staff work undertaken will include reviewing insurance options and proposals, ensuring adequate coverage given any regulatory guidance, and contracting with a chosen insurance firm.

b. Cost Estimates and Outputs

Budget Categories		Project Tasks (\$)					Total
		Community Outreach and Engagements	Phase I and II Assessments	Completion of a market study	Completion of SMP	Purchase pollution insurance	
Direct Costs	Personnel	9,000	7,200	7,200	4,800	2,400	30,600
	Fringe Benefits	2,700	2,160	2,160	1,440	720	9,180
	Travel						
	Equipment						
	Supplies						
	Contractual	10,000	67,000	45,000	25,000	100,000	247,000
	Other (include subawards) (specify type)						

Community-wide Brownfields Assessment Grant
Housing Authority of the City of Alameda

Total Direct Costs ³	21,700	76,360	54,360	31,240	103,120	286,780
Indirect Costs ³	1,085	3,818	2,718	1,562	4,037	13,220
Total Budget (Total Direct Costs + Indirect Costs)	22,785	80,178	57,078	32,802	107,157	300,000
<p>1 Travel to brownfields-related training conferences is an acceptable use of these grant funds.</p> <p>2 EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Brownfield Grants.</p> <p>3 Administrative costs (direct and/or indirect) cannot exceed 5% of the total EPA-requested funds.</p>						

c. Measuring Environmental Results

Outputs

- Production of two Phase I Environmental Site Assessments. Completion of two Phase I reports will provide clear and current information regarding the status of these sites to understand what additional work is needed.
- Production of two Phase II Investigation reports. These two reports will identify the full array of environmental concerns at two AHA sites and indicate the next steps for redevelopment.
- Completion of three market studies. These studies will show the need for these sites to be redeveloped, particularly showing the need for affordable housing and are required to be completed to apply for affordable housing funding.
- Completion of a Soil Management Plan (SMP). For contaminated sites, and those in Alameda that fall within the Marsh Crust, a Soil and Groundwaters Management Plan, must be reviewed and approved by the Department of Toxic Substances Control prior to breaking ground. Consultant analysis and reporting to regulatory agencies will dictate the measures that must be taken to safely clear, prepare, and redevelop these sites.

Outcomes:

- Engaged and supportive community. With a high quality community engagement strategy, the Housing Authority anticipates building relationships and developing support for the redevelopment sites in its pipeline. Doing this engagement during the early stages of these projects will help develop buy-in from the local community. The positive relationships expected from this work is something AHA will rely on as the redevelopments move forward further. A supportive community is key to getting a redevelopment project through necessary City approvals and discussing Brownfield clean-up, while planning the future vision of the site is a good early way to begin this conversation.
- The Phase II reports are anticipated to advise on clean-up work that needs to be done. This work will create jobs in abatement and monitoring of the AHA sites to be redeveloped.
- Potentially 19+ Acres of land analyzed for redevelopment potential. The Housing Authority has a number of sites which could utilize Brownfields Assessment funding. The three projects mentioned here are over 19 acres in land and this assessment funding could better prepare those sites and others in the AHA portfolio for redevelopment.

Community-wide Brownfields Assessment Grant
Housing Authority of the City of Alameda

- Creation of additional affordable housing stock in the City. Environmental assessments are some of the first required reports to understanding what remediation work is necessary to redevelop a site. These can have a big impact on the budget and timing of projects and getting this assessment work started is key to getting much needed affordable housing constructed.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

The Housing Authority's Housing and Community Development Department (HCD) will administer the Brownfields grant.

The AHA team is made up of:

Vanessa Cooper – Executive Director

Vanessa has over 20 years experience in the affordable housing development field and currently serves as the Housing Authority's Executive Director. Prior to joining AHA, Vanessa served as the Real Estate Services Director for the Housing Authority of the County of Santa Clara where her responsibilities included development, construction, asset management, property management, maintenance, compliance, and resident services for about 3,000 affordable LIHTC housing units. Throughout her career, Vanessa has worked with a number of federal funding sources, including fulfilling ongoing reporting requirements and compliance.

Kathleen Mertz – Director of HCD

Kathleen has over 15 years experience in the affordable housing development field and currently serves as the Director of Housing and Community Development for the Housing Authority. She has previously worked in project management, asset management, and program administration. Kathleen's experience has involved application for and administration of a number of federal funding sources, including LIHTC, HUD 202, HUD 236, HUD Property Disposition, HOME, Infill Infrastructure Grant, and Section 8.

ii. Acquiring Additional Resources

The Housing Authority plans to utilize contractors for any additional resources needed during use of the Brownfields Assessment grant, no subrecipients will be involved. As a public agency that regularly receives federal funding, the Housing Authority's procurement policy meets federal requirements for competitive bidding, non-collusion, and other standards. The Housing Authority will utilize an RFQ and/or RFP process to choose any contractors.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

Community-wide Brownfields Assessment Grant

Housing Authority of the City of Alameda

The Housing Authority has received funding through a number of federal funding sources and assistance agreements. AHA is currently in good standing with all of these funding sources. Two of these include:

Community Development Block Grant (CDBG) – The Housing Authority has received CDBG funds from HUD’s Office of Community Planning and Development through the City of Alameda’s allocation multiple times to provide decent, safe, and sanitary housing to thousands of low-income individuals. Most recently AHA received CDBG funding from the City of Alameda for its Everett Commons affordable housing project. This funding specifically provided for a water main extension and upgrade for the housing development. The Housing Authority coordinated with Alameda Fire Department as well as East Bay Municipal Utility District (EBMUD) to ensure compliance with both agencies’ requirements. Additionally, AHA ensured compliance with all environmental regulations and procedures in digging up the existing water main, installation of the new water main, replacement of street section, and disposal of discarded materials. The project budget of \$400,000 included surveying costs, soils testing, permits, cost of installation by the utility (EBMUD), and reconnections of service. The Housing Authority managed this project efficiently and effectively, delivering the finished project in compliance with all regulations and within project budget. AHA was able to deliver 20 new GreenPoint rated affordable housing units with sufficient utilities in the Bay Area’s a very tight rental market.

Housing Choice Voucher Program – AHA has an Annual Contributions Contract with HUD’s Office of Public and Indian Housing to administer up to 1,885 vouchers throughout the City of Alameda under the Housing Choice Voucher Program. Through this program the Housing Authority receives approximately \$28 million in funding annually to provide rental housing assistance payments to provide decent, safe, affordable housing in Alameda. In addition, \$1.5 million is received to administer the program. The Housing Authority is in full compliance with all requirements of the program from the U.S. Department of Housing and Urban Development. As the AHA is a high performer in the Section 8 Management Assessment Program (SEMAP), the agency received additional allocations for the Veterans Affairs Supportive Housing and added 2% more vouchers in 2018. The AHA performs or contracts out all functions of the voucher program such as regular recertifications, HQS inspections, eligibility screening, and timely Housing Assistance Payments to landlords; AHA also meets all HUD reporting guidelines such as SEMAP and FDS submissions; checking of HUD required reports on the EIV system; and submission of timely 50058s. The AHA’s IPA has not had any significant findings on recent audits and the AHA is not under any sanctions from HUD.

Family Self Sufficiency Program – AHA has an Family Self Sufficiency (FSS) grant through the Office of Public and Indian Housing for a coordinator in the amount of \$61,124. This grant allows the AHA to provide services to families to promote self-sufficiency with the goals of not needing federal assistance in the future. This is the sixth year of receiving these grants, and 13 families have successfully graduated from the program with over \$193,000 in funds have been paid out to these successful families under the FSS Escrow Program. Overall, the program has assisted 61 people over the years with achieving this goal. The AHA has complied with all reporting requirements for the program, including the SF-425 and the Logic Model and met all HUD deadlines for reporting.

ATTACHMENT A

Threshold Criteria

EPA Brownfields Assessment Grant
Housing Authority of the City of Alameda

THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

1. Applicant Eligibility

Housing Authority of the City of Alameda (“AHA”) is a public body, corporate and politic organized under the State of California, Health and Safety Code, Division 24, Community Development and Housing, Part 2 Housing Authorities. AHA operated with funding under the United States Housing Act of 1937.

2. Community Involvement

As a public agency, the Housing Authority hosts community meetings and receives public input on every project it undertakes. This input is key to determining community concerns and preferences, affordable housing needs, and ensuring a transparent process.

Prior to kicking off any environmental assessment effort, the Housing Authority will notice the open public meeting in the local newspaper, announce meeting times through its online newsletter, and do direct outreach to local neighborhood groups. Updates regarding this process will be published regularly in reports to AHA’s Board of Commissioners and presentations made from time-to-time at Commission meetings open to the public.

The North Housing project can be looked to as an example of how AHA conducts outreach for critical projects. The redevelopment project has a project website, www.northhousing.org where community meeting information is posted, community meeting presentation slides and feedback notes are posted, supporting City planning documents are linked to, and AHA contacts can be found. The engagement work in process for this site is indicative of the quality of process and transparency with which AHA undertakes critical community engagement.

3. Expenditure of Assessment Grant Funds

AHA does not have an active EPA Brownfields Assessment Grant.

ATTACHMENT B

Letter of support from
California Department of Toxic Substances Control

EPA Brownfields Assessment Grant
Housing Authority of the City of Alameda



Department of Toxic Substances Control



Jared Blumenfeld
Secretary for
Environmental Protection

Meredith Williams, Ph.D.
Acting Director
700 Heinz Avenue
Berkeley, California 94710-2721

Gavin Newsom
Governor

January 30, 2019

Noemi Emeric-Ford
Regional Brownfields Coordinator
USEPA Southern California Field Office
600 Wilshire Blvd., Suite 1460
Los Angeles, California 90017

Dear Ms. Emeric-Ford:

The California Department of Toxic Substances Control (DTSC) has lead regulatory responsibility for investigating and remediating hazardous substance release sites in California. DTSC fully supports the City of Alameda Housing Authorities' application for a \$300,000 U.S. Environmental Protection Agency Brownfields Assessment Grant.

The Housing Authority plans to use the grant money to complete environmental assessments at three affordable housing redevelopment projects: Rosefield Village, Parrot Village, and North Housing. Given the housing crisis throughout the Bay Area, the Housing Authority is working quickly to develop additional units of affordable housing. Combined, the projects could add over 500 affordable housing units to the City. Each of the project sites have histories that indicate a potential for hazardous substance contamination.

We appreciate the opportunity to voice our support for this crucial funding. Please contact me at (510) 540-3832 or mark.piros@dtsc.ca.gov if you have any questions.

Sincerely,

Mark Piros, Acting Branch Chief
Site Mitigation and Restoration Program – Berkeley Office

cc: Danielle M. Thoe
Housing & Community Development Analyst
Housing Authority of the City of Alameda
dthoe@alamedahsg.org

ATTACHMENT C

Community Support Letters

EPA Brownfields Assessment Grant
Housing Authority of the City of Alameda



City of Alameda • California

Vanessa M. Cooper
Executive Director
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501

Re: North Housing - Brownfield Assessment Grant Application

Dear Vanessa:

The City of Alameda supports the Housing Authority of the City of Alameda's (AHA's) application for an EPA Brownfields Assessment grant to conduct environmental assessment at various sites throughout Alameda. Brownfields and other environmental assessment funds are often the first spent on redevelopment sites to understand any environmental issues that need to be dealt with. In the Housing Authority's case, these funds are the precursor to much needed affordable housing within the City of Alameda.

The housing crisis in the Bay Area requires creative ways to provide additional housing units affordable to those at various income levels. The City of Alameda is supportive of the Housing Authority of the City of Alameda in its plans to increase the supply of affordable housing across the island through redevelopment of existing sites.

The City fully supports AHA's application for a Brownfields grant from the U.S. Environmental Protection Agency. Please contact me at dpotter@alamedaca.gov or (510) 747-6899 if you have any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read "Nanette Mocanu". The signature is fluid and stylized, with a prominent initial "N" and a long, sweeping underline.

Nanette Mocanu
Assistant Base Reuse and Community Development Director

ATTACHMENT D

Resumes

EPA Brownfields Assessment Grant
Housing Authority of the City of Alameda

Bios

[Alameda Housing Authority](#) » [About Us](#) » [Board of Commissioners](#) » Bios



Vanessa Cooper

Vanessa Cooper serves as the Executive Director of the Housing Authority of the City of Alameda (AHA). Prior to joining AHA, Vanessa served as the Real Estate Services Director for the Housing Authority of the County of Santa Clara where her responsibilities included development, construction, asset management, property management, maintenance, compliance, and resident services for about 3000 affordable LIHTC housing units.

Vanessa previously worked for Charities Housing Development Corporation, Catholic Charities of Santa Clara County and for the Bank of England. Vanessa has a BA from Bath University (UK), an MBA from Durham University (UK) and an MA from San Jose State University. Vanessa attended Harvard's Kennedy School of Government as a Fannie Mae fellow in the State and Local Officials

program.

Vanessa is a California licensed real estate broker and is a Certified Housing Asset Manager, Certified Section 8 Executive Manager and is tax credit certified. Vanessa serves on various NAHRO Committees as well as participating in various housing and community organizations in the Bay Area.

PROFILE

- Commitment to equity, community development, and housing options affordable to all people
- Expertise in real estate finance and federally subsidized housing development and asset management
- Strategic and technical savvy
- Resourceful, organized, collaborative, problem solver

AFFORDABLE HOUSING EXPERIENCE

Director of Housing and Community Development, 2018-present

Housing Authority of the City of Alameda, Alameda, CA

- Oversee six person department for real estate development (new and rehab), asset management for a portfolio of approximately 800 units owned solely or in partnership with regional nonprofit organizations, and city housing programs, including HOME, CDBG, and Inclusionary Housing for the City of Alameda.

Asset Manager, 2017-2018

Housing Authority of the City of Alameda, Alameda, CA

- Research, catalogue, and track regulatory requirements, ownership documents, and deed restrictions for portfolio of over 570 units throughout the City of Alameda.
- Prepare and submit financial and regulatory reporting to lenders, state and federal agencies, and auditors for nine organizational entities.
- Execute special projects related to the financial and physical sustainability of properties in the portfolio.

Vice President of Real Estate Development, 2015-2017

Christian Church Homes, Oakland, CA

- Oversaw five person department for housing development in California, Texas, Georgia, Oregon, Arizona, and Colorado, including project investment strategies, deal structuring, board reports and presentations, financial projections, regulatory requirements, financing negotiation, and community engagement.
- Developed federally assisted housing using the following programs: Low Income Housing Tax Credits (4% and 9%), Tax Exempt Bonds, HUD 202/236, Section 8 (project based rental assistance, project based vouchers, tenant protection vouchers), HOME, Affordable Housing Program, and private philanthropy in multiple states.
- Prepared and delivered presentations at housing conferences, industry meetings, and public hearings.
- Advanced housing advocacy locally, regionally, and nationally.
- Collaborated with Property Management, Finance, and Asset Management for portfolio-wide strategies for long-term self-sufficiency and organizational sustainability.

Senior/Project Manager, 2007-2015

Christian Church Homes, Oakland CA

- Managed all aspects of affordable housing development (new and acquisition/rehabilitation), including feasibility analysis, contract negotiation and consultant management, design development, funding applications, lender negotiation, due diligence, entitlements, construction management, community outreach, event planning, audit, and lease-up coordination in California, Texas, and Colorado.
- Developed federally assisted housing using the following programs: LIHTC, HUD 202, HUD 236, HUD Flexible Subsidy, HUD Property Disposition, HOME, Section 8 (project based rental assistance, project based vouchers, tenant protection vouchers, 8bb transfer), PRAC, SPRAC, Tax Exempt Bonds, Historic Tax Credits, Affordable Housing Program, Infill Infrastructure Grant GreenPoint Rated, and LEED.
- Created Standard Operating Procedures, including Design Standards, Draw Processing, File and Document Management, Interdepartmental Coordination Manual, and Post Occupancy Evaluation.
- Prepared and delivered presentations at industry meetings and public hearings.

Multi-Family Housing Program Assistant, 2006-2007

Umpqua Community Development Corporation, Roseburg, OR

- Produced housing market analyses for state and federal funding opportunities.
- Composed historic tax credit applications for housing development and project award nominations.
- Compiled feasibility reports for senior management and lender review.

Administrative Assistant, 2004-2005

The Non-Profit Housing Association of Northern California, San Francisco, CA

- Managed membership database and member correspondence.
- Administered membership renewal program and direct mail appeals.
- Published weekly online bulletin and coordinated monthly workshops and annual events.
- Supervised volunteers.

EDUCATION

- **Masters of Science in Historic Preservation**, University of Oregon, Eugene, Oregon
- **Graduate Certificate in Not-for-Profit Management**, University of Oregon, Eugene, Oregon
- **Bachelor of Arts in History**, Lewis and Clark College, Portland, Oregon
- **Professional Certificate - Affordable Housing**, NeighborWorks America

AFFILIATIONS and ACCOMPLISHMENTS

California Bureau of Real Estate, Salesperson License

California Preservation Foundation Conferences, Presenter and Participant

Great Age Movement, Board of Director, Secretary

Housing California Conferences, Presenter and Participant

Leadership California, Moving Women from Success to Significance

LeadingAge Conferences, Presenter and Participant

Lewis and Clark Study Abroad Program, Oaxaca, Mexico

Local Initiatives Support Corporation, Advanced Housing Development Institute

National Center for Housing Management, Certificated Occupancy Specialist, Tax Credit Specialist, and Asset Management for Blended Sites

National Preservation Institute, Participant

National Trust for Historic Preservation, Preservation Leadership Training

Non-Profit Housing Association of Northern California Conferences, Presenter and Participant

University of Oregon Hands-On Preservation Training, Northwest Pacific Field School, North Cascades National Forest and Italy Field School, Oira, Italy

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

01/29/2019

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Housing Authority of the City of Alameda

* b. Employer/Taxpayer Identification Number (EIN/TIN):

94-6003048

* c. Organizational DUNS:

1732810560000

d. Address:

* Street1:

701 Atlantic Ave.

Street2:

* City:

Alameda

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

94501-2161

e. Organizational Unit:

Department Name:

Housing &Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Danielle

Middle Name:

* Last Name:

Thoe

Suffix:

Title:

Management Analyst

Organizational Affiliation:

Housing Authority of the City of Alameda

* Telephone Number:

(510) 747-4316

Fax Number:

* Email:

dthoe@alamedahsg.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

L: Public/Indian Housing Authority

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

The Housing Authority of the City of Alameda seeks Brownfields Community-Wide Assessment funding to provide pre-development environmental assessment to projects within its portfolio.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="4,700,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="5,000,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: